

At an extraordinary meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 8th MAY, 2017 at 5.00 p.m

Present:-

Councillor Scaplehorn in the Chair

Councillors Dixon, M., Jackson, Mordey, Taylor, Turton, M., Turton, W., Walker, G. and Walker, P.

Also in Attendance:-

Councillor Turner – Hetton Ward Councillor

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Bell, Cummings, Lauchlan and Porthouse

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Executive Director of Commercial Development submitted a report (copy circulated), which related to Hetton, Houghton and Washington areas, copies of which had also been forwarded to each Member of the Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(for copy report – see original minutes)

16/02302/FUL- Erection of 2 no residential dwellings at land to the rear of Station Road, Hetton le Hole, Houghton le Spring

The Planning Officer presented the report advising of the principle of the proposal, the scale and massing of the proposed development, highways and environmental factors.

Councillor Turner addressed the Committee, advising that she was speaking in objection to the proposed development on behalf of residents within the ward who had made complaints regarding the development of two residential houses in what was previously a garden area. She advised that the back street was already very congested with cars parked and that there was also a repair garage and coach hire on that road which attracted further vehicles. She also informed the Committee that the back street was used as a 'rat run' to avoid the more congested streets during the hours of 3:30pm – 5:00pm.

The proposed properties were both four bedroom houses which it could be estimated would bring at least another two vehicles into an already over congested area without taking into account any visitors they may have which would create extra traffic. Councillor Turner also referred to the construction traffic which would need to have access during the building of the development should the application be approved and asked that the Committee agree with the Officer recommendation as set out in the report and refuse the application.

Councillor Mordey referred to the conclusion of the report and asked if any form of development would be refused on the grounds as set out or was it particularly in relation to residential properties and was advised that Officers would have serious concerns over any development at that site due to the intensification of on-street parking and the detriment of highway safety and access.

Having fully considered the report, it was:-

1. RESOLVED that the application be refused for the three reasons as set out in the report.

17/00492/FU4 – Erection of a portable classroom to west elevation at Columbia Grange School, Oxclose Road, Washington, NE38 7NY

Members having fully considered the report, it was:-

2. RESOLVED that the application be granted consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons as set out in the report and subject to the two conditions detailed therein.

The Chairman thanked everyone for their attendance and closed the meeting.

(Signed) B. SCAPLEHORN,
Chairman.